

## **BRISTOL HISTORIC DISTRICT COMMISSION MEETING**

Held: June 2, 2016, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, John Allen, Mary Millard, Ben Bergenholtz

Also Present: Andrew Teitz, Esq.

Absent: Thomas Enright, Jessica Doyle

Chairman Lima brought the meeting to order at 7:01PM.

Pledge of Allegiance

The minutes of the May 5, 2016, meeting were approved as presented. (Allen/Cabral 5-0)

1. 16-032 – 249 Hope St., Unit #6, Michael P. Sousa  
expand existing roof top deck

Property owner's representative Brian Hennessey presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Applicant is returning with a new plan for the deck extension and rail. Owner would like to use existing rail from the east side and move it to the edge of the extended deck. Commission members stated they would like to see the caps removed to reduce visibility from the street.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-032 as presented to reuse existing rail on the extended deck with the existing post caps to be removed in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Victor Cabral**

2. 16-050 - 11-13 State St., Gary Mesagno  
replace 5 windows and siding on front (south) elevation

Property owner Gary Mesagno presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Q. Mr. Mesagno would like to replace the windows on the south elevation (5) with Marvin, wood, TDL, windows which are the same model he used in 1989. The siding as shown in exhibits is wood and the design is the same as existing.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-050 as presented to replace 5 windows on the south elevation and the siding using in kind material in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, the windows are an exact replacement from 1958 approved by the HDC which have deteriorated and have no historical or architectural value. Therefore, there is no need for a window inspection.**

**Project Monitor: John Allen**

- 3.** 16-053 – 15 Church St., Island Child Care Center  
1. new fence enclosure; 2. seasonal canopy

Leslie Mills, Island Child Care Director and Deb Fowler, St. Michael's Jr. Warden presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to add a new fenced in enclosure 20 x 24 ft. for younger children as required by DCYF and to set up a seasonal 10x20 ft. canopy to add shade. This area will be located in the south west corner of existing play yard.

Chairman Lima noted that the frame for the canopy would be very visible if it were not removed seasonally along with the canopy.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-053 as presented for a new fence and seasonal canopy as shown in exhibits with the canopy frame to be removed when the canopy is removed in accordance with Secretary of the Interior Standards #9, 10 (Millard/Cabral 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also the canopy is a temporary seasonal structure and is not visible from the street nor is the low fence not visible from the street.**

**Project Monitor: Victor Cabral**

- 4.** 16-059 – 124 Hope St., Matt Holland  
1. replace, expand front porch; 2. re-roof

Property owner Matt Holland presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Application is to remove deteriorated front porch and to rebuild with an extension of the porch to the east side of the house. The porch will be of all wood construction and the front portion will be the same dimensions as existing. Mr. Holland plans to use cedar on the rails and the floor will be either mahogany or ipe. The vertical posts will be pressure treated wrapped in cedar.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 16-059 as presented to remove and replace the front porch and extension on east side using materials as presented and to re-roof using architectural shingles, brown. Decision is in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, as demonstrated by examination of photos of the property the porch is not original to the house.**

**Project Monitor: John Allen**

#### STAFF REPORT

Sign-Offs – May = 15

PROJECT MONITOR REPORTS - none

#### RULES OF PROCEDURE; ADMINISTRATIVE REVIEW AND APPROVAL AUTHORITY:

Amendment to add "Roof-mounted flush-mounted solar panels meeting the standards of the RIHPHC and that are complimentary to the historic and natural fabric of the site and are NOT on the principal/street facing side of building" to items that may be administratively approved. Discussion and possible vote.

Solicitor Teitz led the discussion regarding rules and procedures to be implemented in order to facilitate applications from property owners in the Historic District. He described the special program "Solarize Bristol" and noted that there is a time limit for applications and that there are tax credits and funding available with this program.

Solicitor Teitz distributed a draft of proposals for the rules for the members to peruse. Members commented favorably on the items with Member Bergenholtz stating he felt that Item #7 (removal of panels when no longer functional) should be stressed as a requirement and failure to do so should be a violation. Solicitor Teitz will reword draft to include this change and any Certificate of Appropriateness (green sheet) will note that no longer functional panels will be removed or will constitute a violation. Also the words "de novo" will be changed to "new."

**A motion to approve adoption of the Rules of Procedure and Review of Solar installations as amended was unanimously passed by the members present (Cabral/Allen 5-0).**

#### Adjourn:

A motion to adjourn was unanimously passed at 8:15PM

SC

Date Approved: July 7, 2016

# BRISTOL HISTORIC DISTRICT COMMISSION

## Monthly Sign-Off Report

May, 2016

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